



**MINUTES OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, July 8, 2003, 8:00 p.m.**

MEETING

The Special Joint Meeting of the City Council/Redevelopment Agency was called to order by Mayor/Chair Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council/RA Member Dowling.

ROLL CALL

Present: COUNCIL/RA MEMBERS Jimenez, Hilson,
Rodriguez, Ward, Dowling, Henson
MAYOR/CHAIR Cooper
Absent: None

PUBLIC COMMENTS

Ron Katz introduced a group of young people representing a future leaders' program of the Demolay. He also introduced other adults present who assist with the program.

Vincent Schmidt has resided in the Highland area for the past 40 years. He reported that he is representing a group of neighbors to preserve the 'view' of his neighborhood.

Barbara Swarr spoke on a class that she is taking at Chabot Community College regarding women involved in United States history.

Jason Moreno commented on water usage by the developers of the South of 92 project.

BOARDS AND COMMISSIONS

1. Confirm Appointments and Reappointments to the Various Boards and Commissions/Administer Oath of Office

Staff report submitted by City Clerk Reyes, dated July 8, 2003, was filed.

It was moved by Council Member Hilson, seconded by Council Member Henson, and unanimously carried to adopt the following:

Resolution 03-103, "Resolution Confirming the Appointment and Re-Appointment of Members to Advisory Boards and Commissions"

City Clerk Reyes then administered the Oath of Office to all of the new boards and commission members.

DRAFT

CONSENT

Items 3 and 4 were removed for separate vote.

2. Approval of Minutes of the City Council Meeting of June 24, 2003

It was moved by Council Member Ward, seconded by Council Member Dowling, and unanimously carried to approve the minutes of the City Council Meeting of June 24, 2003.

3. Authorization for the City Manager to Execute a Professional Services Agreement for Construction Management Services for the Water Pollution Control Facility Improvements Phase I Expansion

Staff report submitted by Deputy Director of Public Works/Utilities Ameri, dated July 8, 2003, was filed.

It was moved by Council Member Hilson, seconded by Council Member Henson, and carried, with Council Member Ward voting no, to adopt the following:

Resolution 03-105, "Resolution Authorizing the City Manager to Execute an Agreement Between the City of Hayward and Consolidated CM for Construction Management Services for the Water Pollution Control Facility Improvements Phase I Project"

4. Summary Vacation of Right-of-Way on Mohr Drive, Eden Landing Road, and Second Street

Staff report submitted by Deputy Director of Public Works/Engineering Bauman, dated July 8, 2003, was filed.

Council Member Henson asked about the easement on Eden Landing Road and was informed that the easement does run with the land.

It was moved by Council Member Henson, seconded by Council Member Rodriguez, and unanimously carried to adopt the following:

Resolution 03-106, "Resolution Summarily Vacating a Portion of Eden Landing Road"

Resolution 03-107, "Resolution Summarily Vacating a Portion of the Property Frontage at 24921 Mohr Drive"

Resolution 03-108, "Resolution Summarily Vacating a 4.5 Foot Strip of Land Abutting 24431 Second Street"



**MINUTES OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, July 8, 2003, 8:00 p.m.**

5. Approval of Fees to be Charged for Costs Incurred in 2002 for Administering the Residential and Mobile home Rent Stabilization Ordinances

Staff report submitted by City Attorney O'Toole, dated July 8, 2003, was filed.

It was moved by Council Member Ward, seconded by Council Member Dowling, and unanimously carried to adopt the following:

Resolution 03-104, "Resolution Amending Resolution No. 01-096, the Master Fee Resolution for Fiscal Year 2002-2003, Establishing Time for Payment of Rent Stabilization Fees"

HEARINGS

6. Consideration of a Proposed 46-unit Condominium Development at Watkins, Atherton, C and D Streets (Site 4)

A. Site Plan Review Application and Vesting Tentative Map

Staff report submitted by Associate Planner Rizk, dated July 8, 2003, was filed.

Associate Planner Rizk introduced himself and made the staff recommendation describing the styles and materials and displayed slides of the elevations. He asked that the condition of approval on attachment E, page E-5 be revised by deleting the words: "five thousand square feet." This would require that all of the buildings be installed with sprinkling systems. He responded to Council questions.

Council/RA Member Hilson commented that there is no on site group open space, which would not be conducive to the community. The lack of a group open space area does not provide a sustainable community. It was noted that the staff concurred that there were areas nearby that could serve as group open space.

Council/RA Member Hilson referred to the second page, second paragraph of the agenda report. He asked about the 69-90 tandem parking spaces. He did not agree with the statement that there is available additional parking along side streets. He noted that there are currently problems for library parking, which is already impacted. He also felt that the City's parking structure might be used by the residents to store their less used automobiles. He did not agree with this part of the staff recommendation.

DRAFT

Associate Planner Rizk indicated that the staff felt that the space along the streets and within the parking structure would be more available in the evenings for accommodating visitors.

Council/RA Member Hilson then asked what kinds of controls would be imposed so that the parking structure does not become a storage area. He noted that these are real concerns that staff needs to address as to what type of controls are necessary to provide parking spaces for the residents. He added that the library is open in the evenings.

City Manager Armas indicated that the City always has the option of imposing time limits for parking. He also noted that there is an excess amount of parking within the project itself.

Council/RA Member Henson discussed the design of the flats upstairs and whether ADA issues would have been accommodated. He noted that these are the affordable level units. He asked what accommodations have been made for a disabled purchaser. He said he would reserve these questions for the applicant to answer. He then asked about the Heringer property and how the City will be handling the dust and debris and whether the developer is required to do something on a daily basis to keep the dust at a minimum. His concern is relative to the age of the occupant in this residence.

Associate Planner Rizk said the City would require typical construction dust control measures to be implemented. He indicated that a good neighbor privacy fence would be constructed although this will not help with the dust control. Council Member Henson then asked for further clarification on the ingress and egress to the site.

City Manager/Executive Director Armas explained that this is not unlike many of the infill projects throughout the City. He noted that the ground is “wetted” regularly to keep the dust from becoming airborne.

Associate Planner Rizk then described the entrances and exits onto the property. The limitation on the left and right turns would only apply to the D Street access. He noted that the standard width of these private streets is 24-26 feet. All the units will have tandem parking except for the two triplex buildings.

Council/RA Member Dowling asked whether the residents would have access to the units through the garages or would they have to walk around. He then asked about the affordable units and whether they are all upstairs.

Associate Planner Rizk explained that the units made available to moderate incomes are second story living areas with access from the ground floor.

Council/RA Member Jimenez commented that he was pleased to see that the Planning Commission had recommended sprinklers throughout the project and added that pavement markers at each fire hydrant is a good idea.



**MINUTES OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, July 8, 2003, 8:00 p.m.**

Council/RA Member Ward asked about the site plan and about the landscaping near the Heringer house and whether it might not be an impediment.

Associate Planner Rizk responded that there is sufficient clearance for vehicle access. He indicated that it is also used to reduce speed on the site.

Council/RA Member Ward said he felt this was an unnecessary impediment. He was emphatic in his agreement to have it reduced in width so as not to create a safety-hazard. He then asked about the low and moderate units and what the medium household income would be to allow for someone to qualify for one of the units. He then asked what conditions might be placed on the affordable units for them to be maintained as affordable in the future.

City Manager/Executive Director Armas noted that out of the 46 units, 22 will be affordable and priced between \$265,000-\$275,000. They are priced as a level where the medium income for a family of four would qualify with an income of \$80,000 or slightly less. He explained that there would be more discussion on maintaining the affordability factor under discussion of item B. He also responded that this is structured to provide for the affordability for 45 years.

Council/RA Member Ward asked whether the mitigation for the hazardous materials issue was completed.

Redevelopment Director Bartlett commented that Phase II has already been remediated.

Council/RA Member Ward then asked about the estimated sales price of the other 24 units.

City Manager/Executive Director Armas responded that the units would be in the \$430,000 range.

Council/RA Member Rodriguez was disappointed in that children are not accommodated with the lack of a play area. She noted the lack of open space. She also expressed concern regarding parking and the recommendation to use parking on the street. She commented that the design seemed like something found in a theme park and was not particularly interesting.

Associate Planner Rizk explained that it was his understanding that the design was to provide a variety to the downtown area.

Council/RA Member Dowling asked what the amount of contribution by the Redevelopment Agency was towards these developments.

City Manager/Executive Director Armas explained that the Agency spent around \$4 million to accumulate the site and is selling it to the Olson Company for approximately \$2 million.

Mayor/Chair Cooper opened the public hearing at 8:53 p.m.

DRAFT

Barbara Heringer Swarr asked for two conditions to include, one, the inside and outside cleaning of her mother's house at the completion of the construction, and two, that the homeowner's association be required to maintain the common fence in perpetuity. She also discussed tandem parking since they already have tandem parking at the Atherton Place location and already the streets are full of cars. She commented that further parking downtown is being contemplated in the downtown area. She suggested that a shuttle system be incorporated as part of the homeowner's association for all of the downtown units. They could coordinate as a group all of the transit needs of their residents making it truly a transit-oriented community. She added that perhaps more consideration be given to designing the moderate-income housing downstairs. She noted that the in-lieu fees for all of these developments was at one half the rate, and the properties will be taxed at the 1977 tax base for the general fund income. She commented that 702 houses in this small area would be providing virtually no money for services or parks.

Council/RA Member Rodriguez asked Ms. Swarr about her mother's condition and whether she would be staying at the house during construction.

Ms. Swarr indicated that since she survived the de-construction, she should be able to manage the construction particularly during the winter months.

City Manager/Executive Director Armas noted that the properties were added to the Redevelopment Area in the mid to late 80's.

Council/RA Member Jimenez suggested that Ms. Sward's recommendation for a shuttle service might be better directed to the homeowners' associations.

Ms. Swarr suggested the Council make the recommendation.

Sheila Junge expressed concern and dismay that the property was acquired for \$4.8 million to acquire and clean up the site, and selling it for \$2 million dollars. She commented that the funds came from the low-moderate income funds and asked whether it will be reimbursed. She also echoed the concerns about the parking and use of the tandem parking as well as the use of the parking garage. She was also dismayed about the park in-lieu fees being very low. She noted her open space concerns and asked that the library square not be used for active recreation activities. She added that there is more need for park and recreation space for kids in the downtown. There should be an agreement with the contractor for a staging area as far as possible from Mrs. Heringer's house. She added that she was pleased to hear that the developer had agreed to sprinkler all the units.

Jason Moreno commented on the lack of recreation area for children in the townhome complexes. He also asked whether the developer had special precautions or security requirements to prevent suspicious fires.



**MINUTES OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, July 8, 2003, 8:00 p.m.**

In response to Mr. Moreno's comments, City Manager/Executive Director Armas reported that the developer has set up safeguards after the last fire and would probably implement them on this project.

Francisco Abrantes commented on the number of children in the area overcrowding the schools as well as lack of open space in the area. He then expressed his concerns regarding the lack of parking in the area.

Joseph Bradford, with the Olson Company, responded to questions from Council Members after discussing various issues in response to Council questions. He discussed the financial terms of the project as well as the lack of open space in the area and the use of the library square. Off street parking could be a problem but many cities are struggling with this same problem. As to ADA accessibility, he noted that this project was not designed for disabled accessibility. He suggested several alternatives. Regarding dust exposure, he noted the requirement to wetting down the site to keep dust to a minimum. He said the developer would monitor it closely and said would be open to cleaning the house on the outside. He can work with staff on minimizing the landscaping. He said a requirement to require parking in garages could be included in the CC&R's. He said they would keep as far away from the Heringer site as possible.

Council/RA Member Dowling commented that he has noticed that in the D Street project, there are fewer children than expected and asked about fencing and a gate on the street.

Mr. Bradford concurred that he is finding that there are less children in downtown area developments. However, they are creating social space in the front. As to gating the community, there would be a lack of queuing space in the drive, which could extend out into the street.

Council/RA Member Henson noted all of the affordable units being upstairs and said he does not want to deter the disabled from purchasing a street level home. Perhaps an at-market purchaser might want to purchase an upstairs home.

Mr. Bradford indicated that this is a re-use of a project done in Fullerton, California. He said there is no prototype for his suggestion. He said they might have to design something to accommodate this.

City Manager/Executive Director Armas noted that this project is the result of a Redevelopment Agency request for proposal made three years ago. Perhaps in the future, the Agency might make that an explicit provision.

Council/RA Member Henson suggested that it was something that the Agency and the City needs to look into. He then asked whether the design for the French Country was smaller.

Council/RA Member Rodriguez said she did not agree with the designs or the house themes nor did she agree with placing a tot lot on the city's library square.

Mr. Bradford said in discussions with staff this is a compromise to bring the height down to more the library level as a transition. He also explained that they are meant to look like single-family homes.

Council/RA Member Hilson said he shared Council Member Rodriguez' concerns about the design, and sees no cohesiveness in this project and suggested the design does not seem to work. He asked whether these designs were set in stone. He said he has seen various design in other areas and in this project does not see that same workability and relationship together. He said he was looking for more complimentary cohesiveness between the buildings.

City Manager/Executive Director Armas commented that this project was submitted by both the Olson Company and the City of Hayward Redevelopment Agency, which has been actively involved in the development of this project. He suggested that the point was not to mimic one style; the architecture themes were intended to create and provide some variety. Staff has attempted to work with the Olsen Company to provide some variety and fit for the neighborhood. He added that this is an effort to create some difference in downtown.

Council/RA Member Hilson said he liked the concept of differences but with this design there is not that cohesiveness. He also reiterated comments that the library should not be considered open space. He emphasized that good design is an inherent thing. There always seems to be time to go back and try again later by fixing it when it was poorly built. He believes this is the time to fix it. He said he would vote against the project on this basis. He added that parking was still a concern for him in supporting the project.

Council/RA Member Rodriguez clarified that she did not want a copy of City Walk. However, there are a number of varieties of differences that can be developed. The concept is great for having low-income housing to be included into the project. She complemented the builder on the City Walk project. She noted that quality is what they want.

Council/RA Member Jimenez moved, seconded by Council Members Dowling and Ward, to move the staff recommendation.

Council/RA Member Ward asked if the motion included the landscape addendum, which was affirmed by the maker of the motion.

Mayor/Chair Cooper asked whether Mrs. Swarr's request could be included in the motion and noted in all fairness it seemed a reasonable request.

City Manager/Executive Director Armas cautioned against setting precedent. He would talk to the principal about volunteering to fulfill that request.



**MINUTES OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, July 8, 2003, 8:00 p.m.**

Council/RA Member Dowling commented favorably on the project, noting the mixed income property and compliance with the City's inclusionary zoning ordinance. He was satisfied with the way the project was designed, likes the difference in designs. The shapes are the same, but the facades are different, and cited the similarities to the Strafford project. He remarked that this is a very different product, available to "empty nesters," gay couples, singles, and those not raising children. He felt confident that there are a number of other opportunities for play areas and recreation for children. He concluded that he agreed the city parking garage not be used to for storing cars and there will be a need to monitor limited parking and visitor parking.

Council/RA Member Henson also was supportive of the motion. He agreed with the affordability of the housing and for that reason did not want to see the price rise for additional requirements. He agreed that there needs to be a downtown comprehensive parking review. Lastly, he expressed strong concerns for future open space.

Council/RA Member Hilson stated that good design is an inherent thing; many projects have been re-designed and made better and even lowered costs. If we don't address problems we will be doomed down the road to some of the things that we see in other areas of the city. If we don't pay attention to the details and work them out prior to building, then those problems will repeat themselves. It is too difficult to go back and fix what was done wrong or poorly built. It is better to get it right from the start. He acknowledged that this project does not have fatal flaws, but he would vote against the project to document his concerns and issues. He emphasized that this city needs to be a "walkable" city and a city that works day and night. In summary, he commented that we are reaching the critical mass now of the population downtown that can support day and night opportunities and we don't want to lose that momentum.

Council/RA Member Rodriquez commented that she has seen some interesting things done with architecture. The concept is good, but the project needs additional work. She preferred to see a green area for community gatherings. Lastly, she added that renting families in south Hayward are looking for affordable homes.

It was moved by Council/RA Member Jimenez, seconded by Council/RA Members Ward and Dowling, and carried by the following roll call vote to adopt:

Resolution 03-109, "Resolution Finding the Project Categorically Exempt from CEQA Review and Approving Vesting Tentative Map Tract 7436 (PL 2003-0178) and Site Plan Review (PL 2003-0177)"

AYES: Council Members Jimenez, Ward, Dowling, Henson
MAYOR Cooper

NOES: Council Members Hilson, Rodriquez

ABSENT: None

ABSTAINED: None

DRAFT

B. Disposition and Development Agreement with The Olson Company

Staff report submitted by Redevelopment Director Bartlett, dated July 8, 2003, was filed.

Redevelopment Director Bartlett described the agreement and said she wanted to be brief so that she could answer questions. She noted that most of the agreement involves payment by the Olson Company as each unit is sold. She said their analysis shows that the developer will be showing a profit of eight percent. The developer will be building the project in two phases. She added that of the 22 of 46 units which will be sold to moderate income households, of these the price will be no greater than \$265,000 for twenty of the units and \$275,000 for the two triplex units, which are larger. There are certain other provisions of the DDA including limited cost sharing for remediation of special circumstances. The developer will also be required to pay prevailing wages. She said the Agency staff is recommending approval.

Council/RA Member Ward asked about the penalty if the project is not completed on time. He asked the City Attorney whether language should not be included to acknowledge the fact that there are some conditions that the developer could not control, which might prevent them from adhering to the time line. He also asked about the HUD criteria for a moderate-income and whether this should be consistent with whatever is in consistent with the State regulations at the time of sale.

City Attorney/General Consul O'Toole responded that it would be appropriate and is already in the agreement.

Redevelopment Director Bartlett emphasized that the agency really wanted to make sure that these units are set at an affordable level so staff is proposing that the initial sales price be set at the lesser price of \$265,000 or \$275,000 or the 110 percent of medium income. Subsequent sales would float up as income levels increase and criteria changes. The initial sales price is at the 110 median income level. Deed restrictions will be included. She then commented about the City sharing in the profits above the nine percent.

City Manager/Executive Director Armas commented that it is not unusual to see projects of this type to look in the range of 8-12 percent. He also noted that the 50-50 split is in the document.

Council/RA Member Ward then asked about the potential for the environmental concerns and asked whether perhaps cost-cap insurance might be included in the agreement.

Redevelopment Director Bartlett explained that the DDA stipulates that grading will occur earlier, prior to their taking title of the property. If any discoveries are made at that time, the developer would pay up to the first \$50,000 and the Agency will pay up to the next \$50,000. In the event it goes above that amount, the developer would have the right to terminate the sale, after the sale, it would be pretty much on the developer.

City Manager/Executive Director Armas asked Council/RA Member Ward whether he would like staff to look at cost-cap insurance. Council/RA Member Ward agreed.



**MINUTES OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, July 8, 2003, 8:00 p.m.**

Council/RA Member Henson asked about the appreciation of the affordable units and whether the equity would be split between the homeowner and the Agency.

Redevelopment Director Bartlett responded that the deed restriction covenant is fairly restrictive. There is not going to be much of a windfall to these residents.

City Manager/Executive Director Armas noted that the control is that it needs to meet the income standard. He said the objective is to make sure that the affordability standard can be met over time. The initial buyers have to enter into this with their eyes open to the reality that a windfall income with sale of the property will not be possible under these circumstances. He also clarified that the proceeds derived through the Agency will flow back into the low-moderate income fund.

Council/RA Member Jimenez asked about the buffer surrounding the Heringer property.

Council/RA Member Hilson questioned the fees for building permits and planning permits and why the City is collecting fees only on a "per unit sold basis," and why they are receiving an additional subsidy. He asked what the calculation of this amount would be.

Redevelopment Director Bartlett said it is estimated to be \$55,000.

Mayor/RA Chair Cooper opened the public hearing at 10:12 p.m.

Barbara Heringer Swarr asked whether or not the moderate-income properties could become rentals on this project.

City Manager/Executive Director Armas responded that they could not be rented.

Mayor/RA Chair Cooper closed the public hearing at 10:13 p.m.

It was moved by Council/RA Member Ward, seconded by Council/RA Member Dowling, and carried to adopt the resolution as follows:

RA Resolution 03-12, "Resolution Approving the Replacement Housing Plan for Site 4 Project Proposed by the Olson Company"

AYES: Council/RA Members Jimenez, Rodriquez, Ward,
Dowling, Henson
MAYOR/CHAIR Cooper

NOES: Council/RA Member Hilson

ABSENT: None

ABSTAINED: None

DRAFT

7. Zone Change No. PL-2003-0101, Site Plan Review No. PL-2002-0565 and Parking Exception No. PL-2003-0100 - Request to Change the Zoning; Request to Convert an Office Building into a Retail Center; and, Request to Allow for the Reduction in the Required Number of Parking Stalls - Eddy Shen (Applicant)/Ba Le (Owner) - The Property is Located at 24790 Amador Street

Staff report submitted by Associate Planner Emura, dated July 8, 2003, was filed.

Planning Manager Anderly described the application. This building is the former Employment Development Department building. The owner is planning a conversion to retail sales. The change in zoning would be in line with the neighborhood and surrounding uses. She described the limited parking and the change, which requires more parking. Another issue is the circulation, which opposes the pattern of circulation around the building. The reason for the preference is to prohibit crossing Amador, a very busy street. She noted several changes in the design and landscaping at the location. Although there are challenges on the site, there are advantages to the proposal. It provides retail to the near-by apartment residents and is revitalizing a pre-used structure. She then responded to questions.

Commissioner Dowling commented on the parking limitations in the surrounding areas and nearby streets. He asked whether they could put a 24-hour parking restriction on the site when the stores are closed.

Council Member Jimenez commented on the color scheme and detailing. He asked why this was not submitted to the Planning Commission.

Planning Manager Anderly commented that staff had been working with the developer on the color scheme and though the Planning Commission approved the project, they agreed that the Planning Director could approve the color scheme.

Council Member Henson expressed his concerns related to the circulation on the site. He suggested that the building could be improved. He asked about the parking credit and the variances, and whether the proposed zoning allows a bank.

Planning Manager Anderly said the building is not coming down. It is just having a face-lift. She described the parking credit as an exception. She said the zoning would be allowed under either zoning district.

Council Member Hilson asked about the various elevations, and noted the difficulty of this project. He said that given it is a project that will improve the current building; he was impressed with what they had managed to come up with. He then asked about the parking credits for public transportation. He also asked staff to explain the parking credits and expressed his concerns of shoppers using public transportation. He said he was puzzled why someone would take a bus to get to these kinds of services.



**MINUTES OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, July 8, 2003, 8:00 p.m.**

Planning Manager Anderly responded that many lower paid employees might take public transportation.

Mayor Cooper opened the public hearing at 10:34 p.m.

Eddie Shin, architect for the project, said he was available to answer questions.

Council Member Dowling said he would like to see a condition added related to the 24-hour towing.

Mr. Shin said that would be agreeable.

Council Member Henson again suggested some sort of financial institution at this site. He said he would like to see some services at this location to fill in the gaps for the neighborhood. He also suggested a sit-down-type restaurant. He said these are just a couple of suggestions to consider.

Council Member Rodriquez spoke against having a thrift shop in this location. She said she was happy to see this developed.

Council Member Ward urged Mr. Shin, the architect, of the project, to work with staff to establish a good project.

Planning Manager Anderly discussed the color scheme, which will be compatible to surrounding areas.

Mayor Cooper closed the public hearing at 10:40 p.m.

It was moved by Council Member Henson, seconded by Council Members Rodriquez and Dowling, and unanimously carried to introduce and adopt the following:

Council Member Dowling asked for a friendly amendment for parking monitors on site so people do not park there more than 24 hours. This was accepted.

Resolution 03-110, "Resolution Approving Zone Change Application No. PL 2003-0101, Site Plan Review No. PL 2002-0565 and Parking Exception No. PL 2002-0100; and Certifying that the Initial Study and Negative Declaration Have Been Completed in Compliance with the California Environmental Quality Act"

Introduce Ordinance 03-__, "An Ordinance Amending the Zoning District Map of Chapter 10, Article 1 of the Hayward Municipal

Code by Changing the Zoning from CO (Office Commercial) to CN
(Neighborhood Commercial) pursuant to Zone Change Application
No. 2003-0101”

COUNCIL REPORTS

Council Member Dowling reported that he attended a conference entitled, “Congress of New Urbanism” in Washington D.C. He attended a break out session conducted by Dan Solomon, who has worked on plans for Hayward. He is currently working on a project with the Greenbelt Alliance to work on a plan for the South San Jose area for Cisco Systems. His plan to allow for more “walkable” area and transit-oriented project has good reactions. He also attended a session on Smartgrowth with Atlanta as the study. He toured a transit station in the Bethesda, Maryland, area. Lastly, he commented on the excellent freeway maintenance in Virginia and Maryland. In these states the counties maintain the roadways.

Council Member Ward also attended the conference and selected different sessions in order to benefit more from the conference. He toured a city in Virginia formerly owned by the Mobil Oil Company, called Westin in which the downtown core still remains. He also attended a session facilitated by Michael Freedman, the first planner to help the City develop its first vision of the downtown core area. Mr. Freedman is currently working in Southern California on a project to transform older business and commercial corridors somewhat like our Mission corridor. He would be receiving additional information to distribute. He lamented that the headquarters will be moving from San Francisco to Chicago.

ADJOURNMENT

Mayor Cooper adjourned the meeting at 10:48 p.m.

APPROVED:

Roberta Cooper, Mayor, City of Hayward
Chair, Redevelopment Agency

ATTEST:

Angelina Reyes, City Clerk, City of Hayward
Secretary, Redevelopment Agency